

South Tampa's Finest

WINWARD LAKES

Gated 55+ Community

December 2024



INSIDE THIS ISSUE

6220 S. Dale Mabry Hwy
 Tampa, FL 33611
 813-839-2812
 Dana and Christian Serino
 Community Management Team

Email: WinwardLakes@SteinerCommunities.com

Visit us on the web at
www.Winwardlakes.com

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Happy December, Winward Lakes!

My favorite time of year has finally come! The Christmas season—which I personally start celebrating at the beginning of November!

I love everything about this season—the Christmas lights, family gatherings, great food, and the goodwill we feel towards each other. In the spirit of giving, Winward Lakes' will be collecting toys for underprivileged children again this year! All toys will be donated to Toys for Tots who will then see that the toys are delivered to children in need. Please

help to make Christmas special for these children who may not be lucky enough to be able to enjoy Christmas the way they should. If you are interested in helping to bring a smile to a young child's face, please bring an unwrapped gift to the clubhouse and place under the tree by December 14th. We will be delivering toys to Toys for Tots on December 15th.

We are also having our yearly Christmas Light contest—and this year the prizes are going up!! First place will receive \$200, second place will receive \$100 and third place will receive \$50!!! The contest will be judged by December 20th and winners will be announced in our January newsletter. Good luck everyone! Lets make Winward Lakes sparkle!!

On a serious note, we have heard from some residents that they feel their neighbors need additional help to live by themselves. This is just a reminder that Winward Lakes is a 55+ independent living community in which residents live..... INDEPENDENTLY. We are not an assisted living community with staff available to assist with residents' medical conditions. As much as we would love to help residents and check in on them daily, it is not feasible, nor is it practical. That is not what independent living is about.

If you, or your parents' condition deteriorates and warrants assistance, you must obtain that through an outside source, or perhaps it is time to consider a move to a higher care facility.

We are all neighbors and do our best to look out for one another. If you are worried about a neighbor who you haven't seen (and normally do) and are not able to reach them by phone or a knock on the door, the correct thing to do is to call the non-emergency line for the City of Tampa police department and request a welfare check. Under no circumstances do you enter their home. That is trespassing and illegal.

Wishing you all a very Merry Christmas and health and happiness in 2024!!

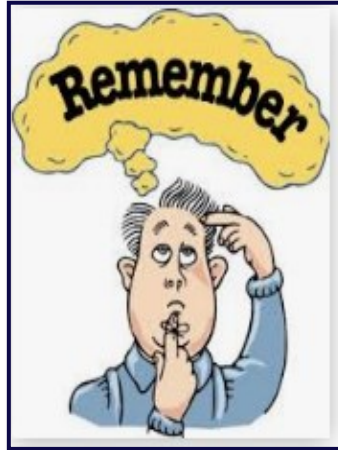
Take a deep breath, and enjoy life!

Dana and Christian Serino

COMMUNITY MATTERS

Holiday Office Closures

The office will be closed Nov 28-30
Dec 24 noon and 25 and Dec 31 noon
and Jan 1.
There will be no Trash collection on
Nov 28.



Community Improvements

As you are aware, Christian and I are hands-on with many of the improvements in this community. This means, however, that we will not always be sitting in the office, but can be found working in and around the community. Rest assured, we can ALWAYS be contacted. If our office assistant is not in the office, you can always reach us by phone / text / or email (the number is posted on the door). Or drive around—look for our golf cart and you will find us (hammer or paint brush in hand, mind you) .



December Social Club Events

December 2— Monday Night Bingo— 7pm (cards available at 6:30pm)
December 10—Pot Luck Dinner 6pm (sign up)
December 17 —Social Club meeting 2pm
December 20—Luncheon at Dead Bob's—11am (sign up)
December 27 —Wine Down / New Year's Eve Party —5pm

Art Show and Sale

Please join fellow resident Dan Cieri for his annual Art Show and Sale on Saturday December 14th from 2pm to 6pm in the Clubhouse. If you are looking for a last minute Christmas gift, this is not to be missed!! He always has a fantastic collection of beautiful art!!

List of Important Numbers and Emails

Office: 813-839-2812
winwardlakes@steinercommunities.com
After Hours Water
Emergency: 813-404-3614
Spectrum: 1-833-697-7328
Rent Manager
Login: <https://steiner.twa.rentmanager.com>
Zego: 1-866-729-5327

MOBILE HOME DECALS EXPIRE December 31st of each year. Mobile homes are required to be always registered with current decals, even when unoccupied. A double wide mobile home requires a decal and registration for each side. Failure to register every year results in delinquent taxes. **Please post the decals in the closest window to the roadway. Please remove all previous year decals. 2025 decals are blue**

MY CHRISTMAS WISH FOR YOU

by Cecilia Bailey

**My Christmas wish for you, my friend
Is not a simple one
For I wish you hope and joy and peace
Days filled with warmth and sun.**

**I wish you love and friendship, too
Throughout the coming year
Lots of laughter and happiness
To fill your world with cheer.**

**May you count your blessings, one by one
And when totaled by the lot
May you find all you've been given
To be more than what you sought.**

**May your journeys be short, your burdens light
May your spirit never grow old
May all your clouds have silver linings
And your rainbows pots of gold.**

**I wish this all and so much more
May all your dreams come true
May you have a Merry Christmas, friend
And a Happy New Year, too.**

LIST OF CONTRACTORS

Roofing Replacement:	Elite Roofing -	813-630-0800
Plumbers:	Everyday Plumber	813-872-0200
	The Drain Team	800-863-1079
Electricians:	First Choice Energy Solution	973-462-3420
Painting:	Maia (Winward Lake Resident)	813-701-4066
Termite Treatment:	Haskell Termites	813-239-1790
Pest Control:	McCleod Pest Control	813-454-7321
Tree Removal:	Gino Savorelli	813-778-8495
Gutter Cleaning:	Clean Pro Gutter Cleaning	877-736-0586
Carpet Cleaning:	Dynamic Carpet Cleaning	813-875-3270
Mobile Home Insurers:	Hometown (Dusty Cowart)	386-736-1000
HVAC	Southern Comfort (Tanner)	813-525-4842

***Please note—these contractors are only suggestions based on contractors we have used in the past. We do not endorse or guarantee their work. We are just including phone numbers as residents have asked. We ALWAYS suggest you get several estimates from different companies before committing.*



FITNESS WITH ANDRE

For those of you who are fitness enthusiasts, or at least trying to start the new year off on the right foot, make sure to join us every Thursday in the fitness center at 1:00pm. We are lucky to have an amazing trainer join us weekly to help you reach your fitness goals!!



WINWARD LAKES REFERRAL PROGRAM



Want to earn some extra cash? Refer a friend, co-worker, or family member to our community, and when they move in, you will receive \$3,000.00* on any BRAND NEW Park Place Listed home. For pre-owned Park Place listed homes, you will receive \$1,000.00*. Not only will you help fill our community with quality residents whom you love to spend time with, but you will earn \$3,000.00 for doing so!!!

To qualify for the referral fee:

- Your referral must be someone who has not previously contacted nor been contacted by Winward Lakes
- Your referral must not have been previously referred by another resident
- Your referral must purchase either a lot, an exiting home or a model home in Winward Lakes
- Your referral must meet the criteria to move into Winward Lakes (55+ and successful completion of background check / Application)
- Your referral must physically move in

Contact us for more information, or to get a Referral Fee Form. How easy is that???

***This offer does not apply to homes listed for less than \$10,000.00. The \$3,000 referral fee will be offered for a limited time only. See details in the office.**

FESTIVE BREAKFAST RECIPES FOR THE HOLIDAYS

Eggnog Overnight French Toast

Ingredients:

8 large eggs
2 cups half-and-half
1 cup eggnog
2 tablespoons granulated sugar
2 tablespoons packed light brown sugar
1 tablespoon pure vanilla extract
1 1/2 teaspoons freshly grated nutmeg
1/2 teaspoon ground cinnamon
1/4 teaspoon salt
1 loaf challah bread (about 15 ounces), sliced
1/2 inch thick
3 tablespoons turbinado sugar
Confectioners' sugar, for dusting
Whipped cream and/or maple syrup, for serving

Directions:

- 1 Whisk the eggs in a large bowl. Whisk in the half-and-half, eggnog, granulated sugar, brown sugar, vanilla, 1 teaspoon nutmeg, the cinnamon and salt. Arrange the challah slices in 2 lengthwise rows in a 9-by-13-inch baking dish, shingling the slices. Pour the egg mixture all over the challah and gently press down. Cover with plastic wrap and refrigerate overnight.
- 2 Preheat the oven to 350 degrees F. Combine the turbinado sugar and remaining 1/2 teaspoon nutmeg in a small bowl. Uncover the challah and sprinkle with the sugar mixture. Bake until browned and puffed, 35 to 40 minutes. Let sit 10 minutes. Dust with confectioners' sugar. Serve with whipped cream and/or syrup.



Upside-Down Apple French Toast With Cranberries & Pecans

Ingredients:

4 eggs
1 cup whole milk
1 teaspoon pure vanilla extract
1/4 teaspoon ground cinnamon
1/2 loaf challah bread, cut into 1-inch-thick slices
1/2 stick unsalted butter, cut into small cubes
1 cup light brown sugar, plus more for sprinkling, divided
4 Granny Smith apples
1/4 cup heavy cream
1/2 cup pecans
1/2 cup dried cranberries
Confectioners' sugar, garnish, optional

Directions:

- 1 Preheat oven to 350 degrees F.
- 2 In a fat dish, crack eggs and add milk, vanilla extract and cinnamon. Whisk until well combined then lay challah slices in mixture to coat and absorb it all, turning occasionally.
- 3 Set a 10-inch skillet, seasoned cast iron if you have, over medium heat. Add the butter and 1 cup sugar and cook, stirring constantly, until the sugar has melted and caramelized, about 8 minutes. While the sugar is melting, peel apples, core and cut into halves. Remove from heat and gently whisk in the heavy cream. Sprinkle in the pecans, dried cranberries and gently press in the apple halves so there is a fat surface. Lay soaked slices of challah over the top so it is completely covered - you should be able to arrange the large slices and small slices so there are no gaps. Sprinkle the top with some brown sugar and place into the preheated oven. Bake in the middle of the oven for 40 to 45 minutes until the top is golden and puffy.
- 4 When done, allow to cool for 2 to 3 minutes then invert onto a large plate. Dust with confectioners' sugar, if desired, and serve.



Breakfast Sausage Casserole

Ingredients:

Butter, for greasing
1/2 loaf of sliced white loaf bread
1 pound fresh bulk pork sausage with sage
10 ounces sharp Cheddar, grated
2 cups half-and-half
1 teaspoon dry mustard
1 teaspoon salt
5 large eggs, lightly beaten

Directions:

- 1 Cut the bread into 1-inch cubes and spread in the bottom of a greased 9-by-13-by-2-inch casserole dish.
- 2 In a medium skillet, brown the sausage over medium heat until fully cooked and no longer pink. Remove the sausage with a slotted spoon to drain the fat. Spread the cooked sausage over the bread and top with the cheese. Then stir together the, half-and-half, dry mustard, salt and eggs. Pour this mixture over the cheese. Cover the casserole with aluminum foil and refrigerate for 8 hours or overnight.
- 3 The next day, preheat the oven to 350 degrees F.
- 4 Bake the covered casserole until set and slightly golden, about 50 minutes. Remove from the oven and allow the casserole to set for 15 minutes before serving.



FESTIVE SIDE DISH RECIPES FOR THE HOLIDAYS

Green Beans with Warm Bacon Dressing

Ingredients:

1 1/2 pounds green beans, trimmed
1/4 pound smoked bacon, chopped (about 3 slices)
1/4 cup chopped shallots (about 2 shallots)
1 garlic clove, chopped
2 tablespoons sherry wine vinegar
1 1/2 tablespoons Dijon mustard
1/2 teaspoon dry mustard
1/4 cup extra-virgin olive oil
Kosher salt
1/2 cup crumbled soft, fresh goat cheese
1/4 cup dried sweetened cranberries

Directions:

- 1 Cook the beans in a large pot of boiling water until tender-crisp, about 5 minutes. Drain. Pat dry. Place the beans in a large bowl.
- 2 Cook the bacon in a skillet, and transfer to drain, reserving the drippings in the skillet. Add the shallots and garlic to the drippings. Sauté over medium, 1 minute or just until soft. Add the vinegar, Dijon and dry mustard. Whisk, stirring to loosen the browned bits in the bottom of the skillet. Remove from the heat and slowly whisk in the olive oil.
- 3 Toss the beans with the warm dressing. Season with salt. Arrange on a serving platter. Sprinkle with the reserved bacon, goat cheese and dried cranberries. Serve immediately.



Creamed Spinach (Similar to Morton's Steakhouse—With tweaks by Kyerstyn)

Ingredients:

5 tbs butter (divided)
1/4 cup all purpose flour
1/2 tsp salt
1 tsp pepper
3/4 cups heavy whipping cream
1/4 cup sour cream
4 oz cream cheese
3/4 cup minced yellow onion
1 1/2 tbs minced garlic
1/2 tsp Hungarian sweet paprika
1/8 tsp ground nutmeg
1/8 tsp dry mustard
21/4 lbs fresh or 1 lb frozen spinach
(thawed and drained)
1 cup mozzarella cheese
1/4 cup grated parmesan cheese

Directions:

1. In a saucepan over medium low heat, melt 3tbsp butter. Stir flour, salt and pepper into pan until creamed together.
2. Slowly stir in heavy cream & sour cream then stir in cream cheese, add paprika, nutmeg and dry mustard. Constantly whisk until mixture becomes thick and smooth. Remove from heat and set aside.
3. In a saucepan over medium-high heat, sauté onions and garlic in remaining butter until transparent. Add spinach and a little water to pan. Reduce heat to low and cover. Cook, stirring occasionally for 8 minutes.
4. Add prepared sauce, mozzarella and parmesan cheeses into pan and stir until blended. Top with fresh parmesan cheese.



Brussel Sprouts with Balsamic and Cranberries

Ingredients:

3 pounds Brussels sprouts
1/2 cup olive oil
1 cup sugar
3/4 cup balsamic vinegar
1 cup dried cranberries

Directions:

- 1 Preheat the oven to 375 degrees F.
- 2 Trim/clean the Brussels sprouts, then cut them in half. Arrange on 2 baking sheets and toss with the olive oil. Roast until brown, 25 to 30 minutes.
- 3 Combine the balsamic vinegar and sugar in a saucepan. Bring to a boil, then reduce the heat to medium-low and reduce until very thick.
- 4 Drizzle the balsamic reduction over the roasted sprouts, then sprinkle on the dried cranberries.





MARKETPLACE

For Sale

Nothing to see here

NEED INSURANCE? CALL YOUR HOMETOWN SPECIALIST—DUSTY!!



DUSTY COWART • AGENCY OWNER

244 S Woodland Blvd
DeLand, FL 32720

Phone: 386-736-1000
Fax: 386-736-1001

Dusty@hometowninsurancegroup.com



December Birthdays

William S
Max S
Melissa R
Mike H
Donna F
Jerry G
Dorothy B

Barbara R
Debby G
Rayvonso H
Robin C
Pamela C
Faye M

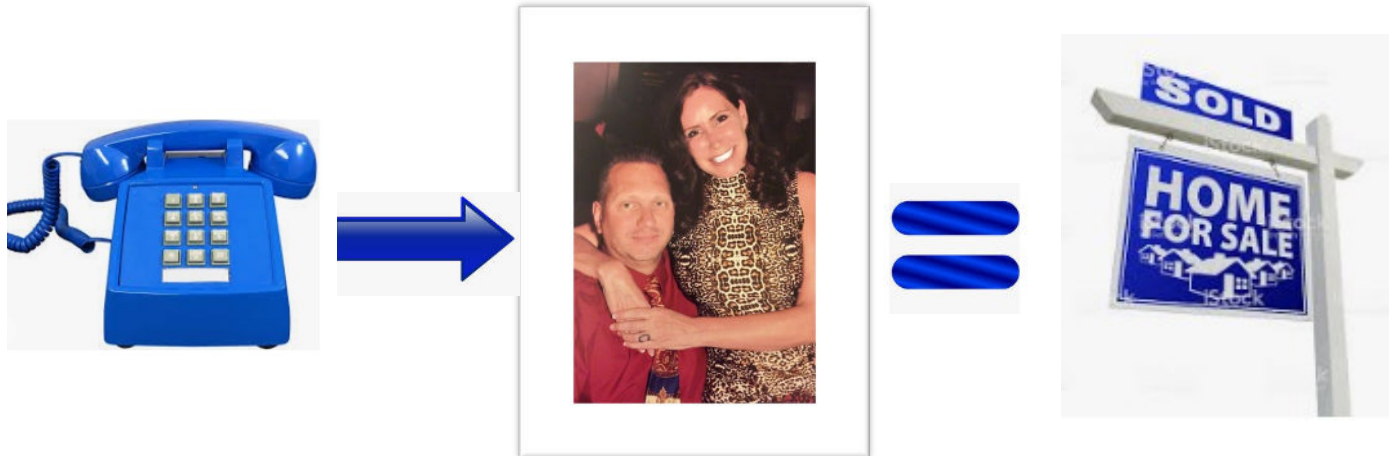
Clarence T
Cecelia C
Joy I
Deborah S
Stephen C
Barbara A

Sagittarius and Capricorn

Sagittarius—November 23—December 22—Represented by the archer, Sagittarians are always on a quest for knowledge. The last fire sign of the zodiac, Sagittarius launches its many pursuits like blazing arrows, chasing after geographical, intellectual, and spiritual adventures.

Capricorn— December 23—January 22—The last earth sign of the zodiac, Capricorn is represented by the sea goat; a mythological creature with the body of a goat and the tail of a fish. Accordingly, Capricorns are skilled at navigating both the material and emotional realms.

CALL US FIRST!!!!



Just a reminder that Christian and I not only manage Winward Lakes, but we SELL homes here also!! We are as passionate about sales as we are about managing! If you are planning to sell your home, or are in the market to upgrade and would like to buy a new home here in Winward Lakes, we are the FIRST AND ONLY call you need to make!!

FIVE REASONS TO LIST YOUR HOME WITH US

1. **We know Winward Lakes...**As your Community Manager, we are Park Place Housing Sales Consultants—and are very familiar with Winward Lakes. We live here too, and we can talk about it as a resident, a manager and a salesperson!
2. **We know the market....** Park Place Housing sells homes throughout the West Coast of Florida. We know what homes are selling for and what buyers are willing to pay.
3. **We know home sales...** we are in the business of selling homes—it's an art and a science and we're good at both! We know how to capture a serious buyer's interest and how to turn a "looker" into a buyer.
4. **We know people...**we know how to talk with "lookers" and serious buyers—and, we know how to tell the difference. We're skilled in pointing out the features of the homes we sell as well as the benefits of our community. We know how to find out what buyers are looking for and match them to the home that meets their needs and wants!
5. **We advertise...**We feature homes for sale on our website, in newspaper ads, and on our signs. If it is listed with Park Place Housing... People know about it.



Your Source for High Value, Low Cost Florida Homes.

OUR CURRENT LISTINGS



Your Source for High Value, Low Cost Florida Homes.

**3722 Spinnaker Drive
Tampa, FL 33611
\$227,945.00**



Call
**Christian or Dana
(813) 839-2812**

Welcome to this brand new, beautiful home located in Winward Lakes Estates., a gated, active lifestyle retirement community. This three bedroom, two bath home was built for the discerning home owner and features an open concept kitchen / dining room, stainless steel appliances, and crown molding throughout. With our current manufacturers rebate, you could move into this home today for less than \$200,000!!! Nowhere else in South Tampa will you find anything comparable to this beauty!

Winward Lakes is the perfect 55+ community where you'll find all of the adventure, excitement, and friendship that you're looking for. With exciting amenities, our community makes it easy to try new things and meet new people. Whether it's joining a walking group, a book club or just relaxing by the pool, you can indulge in it all. Professional, on-site management team maintains the community to the highest standards. Call today, this is a limited time offer!



Your Source for High Value, Low Cost Florida Homes.

**3727 Spinnaker Drive
Tampa, FL 33611
\$237,900.00**



Call
**Christian or Dana
(813) 839-2812
Management Team**

Welcome to this brand new, beautiful FULLY FURNISHED home located in Winward Lakes Estates., a gated, active lifestyle retirement community. This professionally decorated three bedroom, two bath home was built for the discerning home owner and features open concept living with crown molding throughout. With our current manufacturers rebate, you could move into this home today at an unbelievable price!

Winward Lakes is the perfect 55+ community where you'll find all of the adventure, excitement, and friendship that you're looking for. With exciting amenities, our community makes it easy to try new things and meet new people. Whether it's joining a walking group, a book club or just relaxing by the pool, you can indulge in it all. Professional, on-site management team maintains the community to the highest standards. Call today, this is a limited time offer!



OUR CURRENT LISTINGS



Your Source for High Value, Low Cost Florida Homes.

**3729 Winward Lakes Drive
Tampa, FL 33611
\$227,395.00**



Call
**Christian or Dana
(813) 839-2812
Management Team**

Welcome to this brand new, beautiful home located in Winward Lakes Estates., a gated, active lifestyle retirement community. This three bedroom, two bath home was built for the discerning home owner and features an open concept kitchen / dining room, stainless steel appliances, and crown molding throughout. With our current manufacturers rebate, you could move into this home today for less than \$200,000!!! Nowhere else in South Tampa will you find anything comparable to this beauty!

Winward Lakes is the perfect 55+ community where you'll find all of the adventure, excitement, and friendship that you're looking for. With exciting amenities, our community makes it easy to try new things and meet new people. Whether it's joining a walking group, a book club or just relaxing by the pool, you can indulge in it all. Professional, on-site management team maintains the community to the highest standards. Call today, this is a limited time offer!



Your Source for High Value, Low Cost Florida Homes.

**3737 Yardarm Drive
Tampa, FL 33611
\$259,900.00**




Call
**Christian or Dana
(813) 839-2812
Management Team**

Welcome to this brand new, stunning home located in Winward Lakes Estates., a gated, active lifestyle retirement community. Gorgeous three bedroom two bathroom open concept home was built for the discerning home owner. Featuring crown molding throughout, Statesman shower in the master bathroom, a large double sink vanity and a beautiful wrap around covered porch! With our current manufacturers rebate, you could move into this home today at an unbelievable price!

Winward Lakes is the perfect 55+ community where you'll find all of the adventure, excitement, and friendship that you're looking for. With exciting amenities, our community makes it easy to try new things and meet new people. Whether it's joining a walking group, a book club or just relaxing by the pool, you can indulge in it all. Professional, on-site management team maintains the community to the highest standards. Call today, this is a limited time offer!




OUR CURRENT LISTINGS



Your Source for High Value, Low Cost Florida Homes.


Only \$199,500.00
6210 Starboard Lane
Tampa, FL 33611




Call
Christian or Dana
(813) 839-2812
Management Team

Welcome to this beautiful brand new 2023 lakefront home. This home is 1,008 sq.ft. and boasts two bedrooms and two full bathrooms. The open concept kitchen includes kitchen appliances. Imagine enjoying coffee with that fabulous lakeview from the deck!

Winward lakes is the perfect 55+ Retirement Community located in prestigious South Tampa! Professional, on-site management team maintains the community to the highest standards. Amenities include two stocked fishing lakes, a heated swimming pool, a large Clubhouse and community room complete with a full kitchen and game room, a library, fitness center and fenced, community dog park. Call today, this WONT last long!!




Model IMP-2481A-35054



Your Source for High Value, Low Cost Florida Homes.


3705 Anchor Drive
Tampa, FL 33611
\$242,660.00



Call
Christian or Dana
(813) 839-2812
Management Team

Welcome to this brand new, beautiful home located in Winward Lakes Estates., a gated, active lifestyle retirement community. This gorgeous LAKEFRONT three bedroom, two bath Palm Harbor home was built for the discerning home owner and features an open concept upgraded kitchen / dining room, natural wood accents, Euro hood over stove, high end tile backsplash to ceiling, stainless steel appliances, upgraded primary bathroom, and crown molding throughout.

Winward Lakes is the perfect 55+ community where you'll find all of the adventure, excitement, and friendship that you're looking for. With exciting amenities, our community makes it easy to try new things and meet new people. Whether it's joining a walking group, a book club or just relaxing by the pool, you can indulge in it all. Professional, on-site management team maintains the community to the highest standards. Call today, this is a limited time offer!



OUR CURRENT LISTINGS CONTINUED

RESALES



Your Source for High Value, Low Cost Florida Homes.

Call Christian or Dana

(813) 839-2812

Only \$179,900.00

3728 Binnacle Drive
Tampa, FL 33611

Welcome to this beautiful 2021 Fleetwood by Jacobson home. This open concept 1456 square foot home boasts 3 Bedrooms, and 2 bathrooms, 9 ft ceilings with crown molding, throughout,

Winward lakes is the perfect 55+ Retirement Community located in prestigious South Tampa! Professional, on-site management team maintains the community to the highest standards. Amenities include two stocked fishing lakes, a heated swimming pool, a large Clubhouse and community room complete with a full kitchen and game room, a library, fitness center and fenced, community dog park. Call today, this WON'T last long!!



Your Source for High Value, Low Cost Florida Homes.

Call Christian or Dana

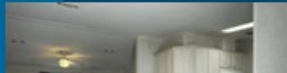
(813) 839-2812

Only \$140,900.00

6216 Compass Lane
Tampa, FL 33611

Welcome to this beautiful 2 Bedroom home with large rooms, including a spacious living area and breakfast nook that faces East for beautiful sunrises at sunrise.

Winward lakes is the perfect 55+ Retirement Community located in prestigious South Tampa! Professional, on-site management team maintains the community to the highest standards. Amenities include two stocked fishing lakes, a heated swimming pool, a large Clubhouse and community room complete with a full kitchen and game room, a library, fitness center and fenced, community dog park. Call today, this WON'T last long!!



UNDER CONTRACT



OUR CURRENT LISTINGS CONTINUED

RESALES



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Call Christian or Dana

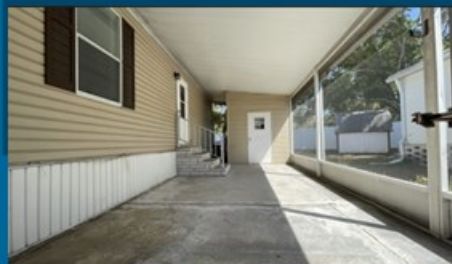
(813) 839-2812



Only \$126,674.00

3728 Winward Lakes Drive
Tampa, FL 33611

Welcome to nicely updated 2 Bedroom, 2 bath home. New carpets, fresh paint - 1998 single wide Champion / Homes of Merit manufactured home. This home is move in ready. Has an ADT security system and wired for Spectrum cable / WiFi. Two entrances on same side of home - one opens to Living area, with view of Kitchen, the other is in the screened patio area and opens to the Laundry area.



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Your Source for High Value, Low Cost Florida Homes.

Call Christian or Dana

(813) 839-2812

Only \$164,000.00

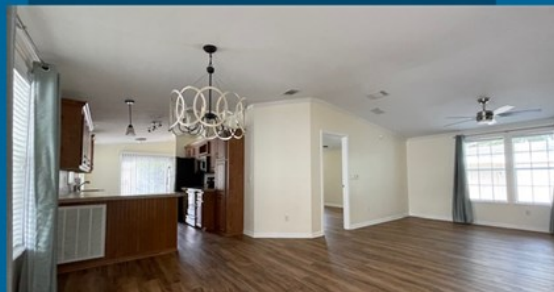
3722 Binnacle Drive
Tampa, FL 33611



GORGEOUS 3BR 2BA top of the line Jacobsen home features an additional wood-framed shed and a separate hardwired house generator. Spacious, excellently maintained home with very nice upgrades. Privacy fencing in backyard. Fresh paint and professionally cleaned and ready to show.

Priced lower than it should be, and more home with more features at a better price than some newer, smaller homes in this Community.

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OUR CURRENT LISTINGS CONTINUED

RESALES



Your Source for High Value, Low Cost Florida Homes.

Only \$164,900.00
6222 Compass Lane
Tampa, FL 33611



Call
Christian or Dana
(813) 839-2812
Management Team

Welcome to this beautiful 2 Bedroom, 2 bath Homes of Merit Home. Beautifully updated with new shaker style cabinets, granite countertops and waterproof vinyl plank flooring. Outside front has zero maintenance landscaping and brand new carport cover and screen room. Hurry, this beauty won't last long!

Winward lakes is the perfect 55+ Retirement Community located in prestigious South Tampa! Professional, on-site management team maintains the community to the highest standards. Amenities include two stocked fishing lakes, a heated swimming pool, a large Clubhouse and community room complete with a full kitchen and game room, a library, fitness center and fenced, community dog park. Call today, this WON'T last long!!



Your Source for High Value, Low Cost Florida Homes.

Only \$159,225.00
3746 Winward Lakes Dr
Tampa, FL 33611

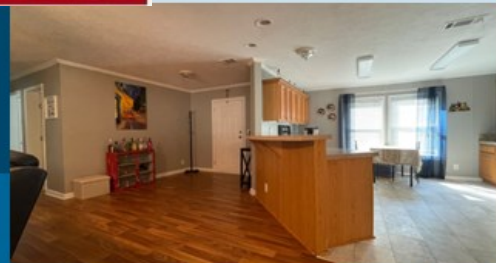
UNDER CONTRACT



Call
Christian or Dana
(813) 839-2812
Management Team

Welcome to this beautiful 3 Bedroom, 2 bath home. This is a 32' wide home with a huge open concept dining room / kitchen area. Sleeping quarters are on opposite ends of the house which is great for your visitors. Primary bedroom has a massive ensuite!! This is a real beauty!

Winward lakes is the perfect 55+ Retirement Community located in prestigious South Tampa! Professional, on-site management team maintains the community to the highest standards. Amenities include two stocked fishing lakes, a heated swimming pool, a large Clubhouse and community room complete with a full kitchen and game room, a library, fitness center and fenced, community dog park. Call today, this WON'T last long!!



OUR CURRENT LISTINGS CONTINUED

RESALES



Your Source for High Value, Low Cost Florida Homes.

Only \$139,513.00

3721 Binnacle Drive
Tampa, FL 33611



Call
Christian or Dana
(813) 839-2812
Management Team

Welcome to this large 3 bedroom, 2 bathroom home. Wonderful layout with kitchen, dining and den area on one side of the home, and 3 bedrooms, 2 bathrooms and a living room on the other side. This home is priced to sell leaving room in your budget to make it your own. Hurry, it won't last long.

Winward lakes is the perfect 55+ Retirement Community located in prestigious South Tampa! Professional, on-site management team maintains the community to the highest standards. Amenities include two stocked fishing lakes, a heated swimming pool, a large Clubhouse and community room complete with a full kitchen and game room, a library, fitness center and fenced, community dog park. Call today, this WON'T last long!!



Your Source for High Value, Low Cost Florida Homes.

Only \$164,900.00

3711 Binnacle Drive
Tampa, FL 33611



Call
Christian or Dana
(813) 839-2812
Management Team

Welcome to this beautiful open concept 3 bedroom, 2 bathroom updated home. New LVP flooring installed throughout. Roof is only two years old. It has an enclosed front porch and screened in patio. Premier perimeter lot location!!

Winward lakes is the perfect 55+ Retirement Community located in prestigious South Tampa! Professional, on-site management team maintains the community to the highest standards. Amenities include two stocked fishing lakes, a heated swimming pool, a large Clubhouse and community room complete with a full kitchen and game room, a library, fitness center and fenced, community dog park. Call today, this WON'T last long!!



WINWARD LAKES FUN AND GAMES

Did you know....

- 1 googol is the number 1 followed by 100 zeros
- a 1 minute kiss burns 26 calories
- you burn more calories sleeping than watching TV
- frogs don't usually swallow water (they absorb most of the moisture they need through their skin)
- at birth Dalmations are always white
- hummingbirds are the only bird that can fly backwards



Christmas Word Search

Y D X T Y A R A Y Z S U S E J
 S V N L R O U N A M Y R R H H
 Y T L A I E X G D V M P K B Y
 Z O F V L E E E I C A R O L S
 J J A I G R N L L O K X P J H
 T S Y C G A A B O S P N W L X
 K A P V Q P M G H Q P G W Q Q
 E P Y Y F Y Y M J P D I P Y B
 Z K R W S C G X Y R X C R J N
 H L R Y T I V I T A N S A I B
 I L E V B E P M C K A I J P T
 Z V M U B Q R P N N T F Y F X
 M E M G D H C V T D F R F V U
 H L F S N B R A S R P R E B E
 X X Y K N C K O Y N J X I H J

- | | |
|---------|----------------|
| ANGEL | MERRY |
| CAROLS | MYRRH |
| GARLAND | NATIVITY |
| GIFTS | SANTA |
| HOLIDAY | SAVIOR |
| JESUS | SPIRIT |
| JOLLY | Christmas TREE |



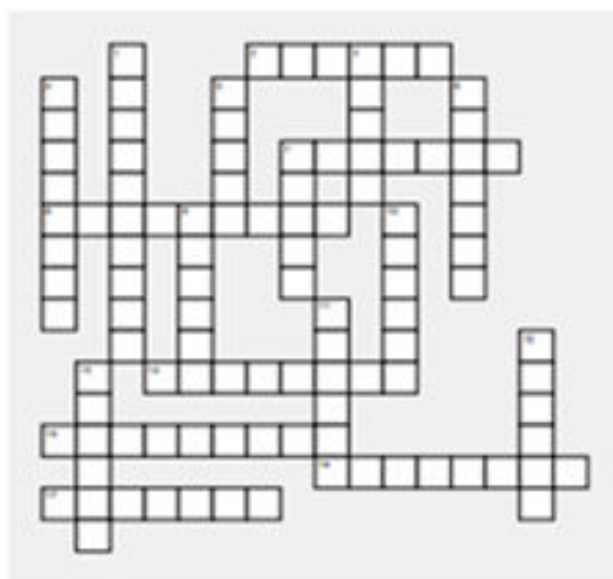
Sudoku—Easy Level

6		2				8	4
				1	3		2
		7		4			
3	2	4					6
	7		5		2		9
	1					3	7
				9		4	
	4		8	6			
	5	3				7	6

Monthly Riddle

A man was found murdered on Sunday morning. His wife immediately called the police. The police went to the crime scene and questioned the wife and staff and got these alibis: The wife said she was sleeping, the cook was eating breakfast, the gardener was picking vegetables, the maid was getting the mail, the butler was cleaning the closet. The police instantly arrested the murderer. Who did it and how did they know?

Winter Crossword



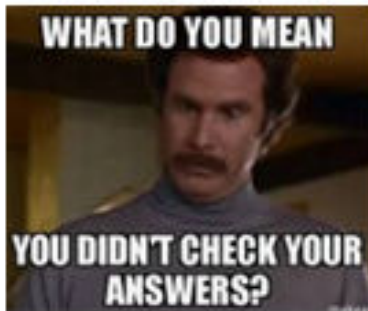
ACROSS

- 2) Frozen spike
- 7) Winter sculpture
- 8) Present day?
- 14) Winter coasting
- 15) Hearth
- 16) Rudolph and teammates
- 17) Winter ____ Games

DOWN

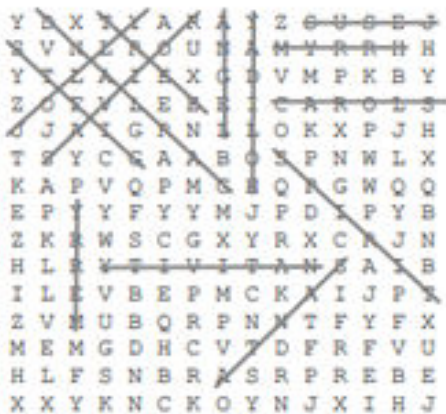
- 1) White Rabbit's milieu
- 3) Hot chocolate
- 4) Winter outerwear
- 5) Icy coating
- 6) Rink dancing
- 7) Neck wrap
- 9) Snow remover
- 10) Aspen activity
- 11) Small shake
- 12) Stanley Cup sport
- 13) Uncomfortably cool

WINWARD LAKES FUN AND GAMES **ANSWERS**



For those of you who have been asking for the answers to our puzzles and riddles, here you go—But don't be tempted to look unless you **REALLY ARE STUMPED.....**

Christmas Word Search



ANGEL
CAROLS
GARLAND
GIFTS
HOLIDAY
JESUS
JOLLY
MERRY
MYRRH
NATIVITY
SANTA
SAVIOR
SPIRIT
Christmas TREE



Monthly Riddle

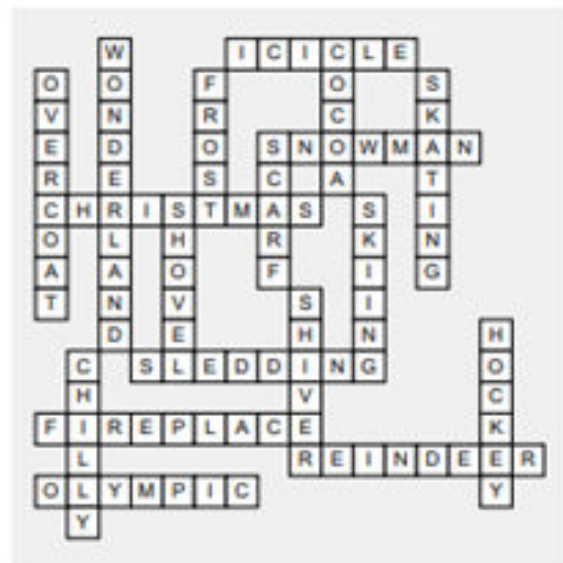
A man was found murdered on Sunday morning. His wife immediately called the police. The police went to the crime scene and questioned the wife and staff and got these alibis: The wife said she was sleeping, the cook was eating breakfast, the gardener was picking vegetables, the maid was getting the mail, the butler was cleaning the closet. The police instantly arrested the murderer. Who did it and how did they know?

Answer: It was the Maid. She said she was getting the mail but there's no mail on Sundays.

Sudoku—Easy Level

6	3	2	7	5	9	8	4	1
4	8	5	6	1	3	9	2	7
1	9	7	2	4	8	6	5	3
3	2	4	9	7	1	5	6	8
8	7	6	5	3	2	1	9	4
5	1	9	4	8	6	3	7	2
2	6	8	3	9	7	4	1	5
7	4	1	8	6	5	2	3	9
9	5	3	1	2	4	7	8	6

Winter Crossword



DECEMBER 2024

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1 RENT IS DUE	2 Monday Night Bingo—7pm Clubhouse (6:30)	3	4	5	6 RENT IS LATE Bible Study 6pm –Clubhouse	7
8	9 Trash Collection	10 Pot Luck 6pm	11	12 Trash Collection Coffee/Donuts 9:30 am Bingo—10:30am Fitness With Andre 1:00 Fitness Center	13 Bible Study 6pm –Clubhouse	14
15	16 Trash Collection	17 Social Meeting 2pm	18	19 Trash Collection Coffee/Donuts 9:30 am Bingo—10:30am Fitness With Andre 1:00 Fitness Center	20 Bible Study 6pm –Clubhouse Luncheon Dead Bobs—11am	21
22	23 Trash Collection	24 OFFICE CLOSED FROM NOON	25 OFFICE CLOSED MERRY CHRISTMAS	26 Trash Collection Coffee/Donuts 9:30 am Bingo—10:30am Fitness With Andre 1:00 Fitness Center	27 Bible Study 6pm –Library Wine Down / New Eve Party 5pm— ???	28
29	30 Trash Collection	31	1 HAPPY NEW YEAR—2025!!! OFFICE CLOSED			